

On: Mar 12, 2019 at 03:20P

By:  
Tia Heady

**NOTICE OF TRUSTEE'S SALE**

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."**

THE STATE OF TEXAS       §  
  §  
COUNTY OF MIDLAND     §

WHEREAS, On the 24<sup>TH</sup> day of FEBRUARY, 2017, ALEJANDRO QUEZADA DANIEL executed a Deed of Trust conveying to **JIMMY W. PEACOCK and/or LORI M RUIZ**, a Trustee, the real estate hereinafter described to secure A N FINANCE, in the payment of a debt therein described, said Deed of Trust being recorded in **Instrument Number: 2017-9127**, in the Official Public Records of Midland County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 2<sup>nd</sup> day of April, 2019, I will sell said real estate at the front West Entrance door of the County Court House in MIDLAND County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

**LOT 3, BLOCK 6, ARBOR PARK SECTION 3**, an Addition to the City of Midland, Midland County, Texas, according to the map or plat thereof of record in Midland County Texas.

WITNESS MY HAND this 8<sup>TH</sup> day of March, 2019.

  
ALBERTO NABARETTE, Trustee

41

APPOINTMENT OF SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §  
§  
COUNTY OF MIDLAND §

WHEREAS, on 24<sup>TH</sup> day of FEBRUARY, 2017, ALEJANDRO QUEZADA DANIEL executed a Deed of Trust conveying to JIMMY W. PEACOCK and/or LORI M RUIZ, as Trustee, for the benefit of A N FINANCE, the real property described therein, which said Deed of Trust appears of record in Instrument Number: 2017-9127, Official Public Records of Midland County, Texas, to which reference is here made for all particulars; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note and Deed of Trust; and

WHEREAS, said Deed of Trust authorizes the appointment of a Substitute Trustee by the holders of the Note secured thereby; and

WHEREAS, A N FINANCE, the legal owners and holders of said Note (hereafter "lien holders"), desire to exercise the option contained in said Deed of Trust and remove the said previously appointed Trustee, without cause.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Lien holders do by these presents remove without cause the said previously appointed Trustee and does by these presents name, constitute and appoint ALBERTO NABARRETTE, Midland County, Texas, as Substitute Trustee to act under and by virtue of said Deed of Trust.

WITNESS my hand this 8<sup>TH</sup> day of March, 2019.

A N FINANCE

BY: [Signature]  
Angel Nabarrette

THE STATE OF TEXAS §  
§  
COUNTY OF MIDLAND §

This instrument was acknowledged before me on the 8<sup>TH</sup> day of March, 2019, by Angel Nabarrette, as the President of A N FINANCE, for the purposes, consideration and in the capacity indicated.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

## NOTICE OF TRUSTEE'S SALE

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."**

A N FINANCE  
200 W CLEMENTS  
ODESSA, TX. 79761  
(432)333-2524

March 8, 2019

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
# \_\_\_\_\_

ALEJANDRO QUEZADA DANIEL  
2601 IDLEWIDE DR  
MIDLAND, TX. 79707

Re: **NOTICE OF TRUSTEE'S SALE** pursuant to Deed of Trust recorded at **Instrument Number: 2017-9127**, Official Public Records of Midland County, Texas; said Deed of Trust securing payment of a promissory note executed on **FEBRUARY 24, 2017**, in the original principal amount of **\$155,000.00**, payable to **A N FINANCE**; said Deed of Trust being secured by

**LOT 3, BLOCK 6, ARBOR PARK SECTION 3**, an Addition to the City of Midland, Midland County, Texas, according to the map or plat thereof of record in Midland County Texas.

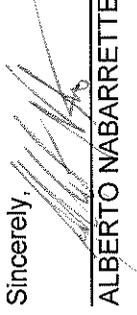
ALEJANDRO QUEZADA DANIEL

By letter dated **February 11, 2019**, you were notified that you had defaulted in the payment of the captioned promissory note and that **A N FINANCE** intended to accelerate the balance in the event you failed to bring the note current on or before **March 1, 2019**. You have failed to bring the payments current, therefore you are hereby given notice that the maturity of the promissory note has been accelerated so that the entire principal balance, plus accrued interest, is now due and owing. You are also hereby advised that **A N FINANCE** is proceeding to foreclose its lien and sell the real property under the terms of the deed of trust at public auction on foreclosure date. Enclosed with this correspondence is a copy of the "Notice of Trustee's Sale" that has been posted at the Midland County Courthouse in connection with this matter.

The foreclosure sale scheduled for **April 2, 2019**, can be avoided by your paying the full amount of the principal and interest that is owing on the subject note. In the event you desire to know the amount of the outstanding principal and accrued interest at any given date prior to foreclosure, please contact the undersigned.

In order to insure your receipt of this correspondence, it is being sent to you by certified mail, return receipt requested, and by regular mail.

Sincerely,



ALBERTO NABARRETTE

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On: Mar 12, 2019 at 03:20P

By:  
Tia Heady

**NOTICE OF TRUSTEE'S SALE**

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."**

THE STATE OF TEXAS           §§§  
COUNTY OF MIDLAND       §

WHEREAS, On the 24<sup>TH</sup> day of FEBRUARY, 2017, JAVIER GONZALES CARDENAS executed a Deed of Trust conveying to **JIMMY W. PEACOCK and/or LORI M RUIZ**, a Trustee, the real estate hereinafter described to secure A N FINANCE, in the payment of a debt therein described, said Deed of Trust being recorded in **Instrument Number: 2015-12748**, in the Official Public Records of Midland County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 2<sup>nd</sup> day of April, 2019, I will sell said real estate at the front West Entrance door of the County Court House in MIDLAND County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

This Sale is subject to outstanding taxes, restrictions, and all other items of record.

Said real estate is described as follows:

**BEING LOT 14, LESS THE NORTH 7.9 FEET, BLOCK 1221, WILSHIRE PARK, an Addition to the City of Midland, Midland County, Texas, according to the map or plat thereof of record in Midland County Texas.**

WITNESS MY HAND this 8<sup>TH</sup> day of March, 2019.

  
ALBERTO NABARETTE, Trustee

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APPOINTMENT OF SUBSTITUTE TRUSTEE

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF MIDLAND   §

WHEREAS, on 24<sup>TH</sup> day of FEBRUARY, 2017, JAVIER GONZALES CARDENAS executed a Deed of Trust conveying to JIMMY W. PEACOCK and/or LORI M RUIZ, as Trustee, for the benefit of A N FINANCE, the real property described therein, which said Deed of Trust appears of record in Instrument Number: 2015-12748, Official Public Records of Midland County, Texas, to which reference is here made for all particulars; and

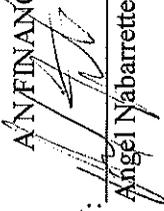
WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note and Deed of Trust; and

WHEREAS, said Deed of Trust authorizes the appointment of a Substitute Trustee by the holders of the Note secured thereby; and

WHEREAS, A N FINANCE, the legal owners and holders of said Note (hereafter "lien holders"), desire to exercise the option contained in said Deed of Trust and remove the said previously appointed Trustee, without cause.

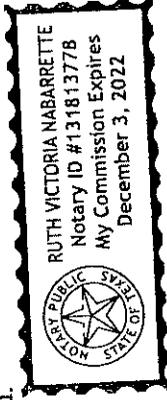
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Lien holders do by these presents remove without cause the said previously appointed Trustee and does by these presents name, constitute and appoint ALBERTO NABARRETTE, Midland County, Texas, as Substitute Trustee to act under and by virtue of said Deed of Trust.

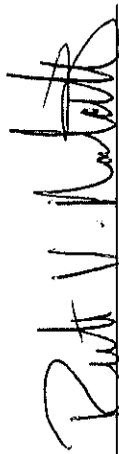
WITNESS my hand this 8<sup>TH</sup> day of March, 2019.

BY:   
A N FINANCE  
Angel Nabarrette

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF MIDLAND   §

This instrument was acknowledged before me on the 8<sup>TH</sup> day of March, 2019, by Angel Nabarrette, as the President of A N FINANCE, for the purposes, consideration and in the capacity indicated.



  
NOTARY PUBLIC, STATE OF TEXAS

MSA

5005 SOUTH COUNTY ROAD 1137  
MIDLAND, TX 79706

Accepted for Filing in:  
Midland County  
00000008096778

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

On: Mar 11, 2019 at 09:06A

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: April 02, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: SOUTH ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2018 and recorded in Document CLERK'S FILE NO. 2018-12572 real property records of MIDLAND County, Texas, with RAMON MEDINA III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RAMON MEDINA III, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



BOBBY FLETCHER, JONATHAN SCHENDEL, KRISTIE ALVAREZ, CHARLES GREEN, CLAY GOLDEN, LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, SHELLEY NAIL, KRISTINA MCCRARY, JOHN MCCARTHY, OR DAVID CARRILLO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Dawn Campbell, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-11-19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

  
3-11-19

NOS00000008096778

00000008096778

MIDLAND

**EXHIBIT 'A'**

TRACT THIRTY-THREE (33) FIVE POINTS COUNTRY ESTATES, A SUBDIVISION OF MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, PAGE 178, PLAT RECORDS, MIDLAND COUNTY, TEXAS.



NOS00000008096778

6924 CATTLEMAN DR  
MIDLAND, TX 79705

Accepted for Filing in:  
Midland County  
00000008211559

On: Mar 11, 2019 at 09:06A

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: April 02, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: SOUTH ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 20, 2017 and recorded in Document CLERK'S FILE NO. 2017-27876 real property records of MIDLAND County, Texas, with KATHRYN SPENCER AND JEREMY JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KATHRYN SPENCER AND JEREMY JONES, securing the payment of the indebtedness in the original principal amount of \$287,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. QUICKEN LOANS INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o QUICKEN LOANS INC.  
635 WOODWARD AVE.  
DETROIT, MI 48226



BOBBY FLETCHER, JONATHAN SCHENDEL, KRISTIE ALVAREZ, CHARLES GREEN, CLAY GOLDEN, LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, SHELLEY NAIL, KRISTINA MCCRARY, JOHN MCCARTHY, OR DAVID CARRILLO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is David Carillo and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-11-19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarants Name: David Carillo

Date: 3-11-19



NOS00000008211559

00000008211559

MIDLAND

**EXHIBIT 'A'**

LOT 1, BLOCK 5, OF LONE STAR TRAILS SECTION 1, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET J, PAGE 32. OF THE PLAT RECORDS OF MIDLAND COUNTY, TEXAS.



NOS00000008211559

On: Mar 11, 2019 at 09:16:41  
By:  
Araceli Reyes 090000007778418

3300 WEST SHANDON AVENUE  
MIDLAND, TX 79707

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

**Date:** April 02, 2019

**Time:** The sale will begin at 1:00 PM or not later than three hours after that time.

**Place** SOUTHERN ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 14, 2005 and recorded in Document VOLUME 2490 PAGE 495, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 2014-29173 real property records of MIDLAND County, Texas, with WILLIE MORGAN AND KRISTIANNA MORGAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIE MORGAN AND KRISTIANNA MORGAN, securing the payment of the indebtednesses in the original principal amount of \$82,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD SUITE 200-A  
ANAHEIM, CA 92806

JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

*David Carroll*

Certificate of Posting

My name is David Carroll, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-11-19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarant's Name: *David Carroll*  
Date: 3-11-19



NOS00000007778418

0000000778418

MIDLAND

**EXHIBIT "A"**

BEING LOT ONE (1), BLOCK SEVEN (7), HYDE PARK , AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, PAGE 41, PLAT RECORDS, MIDLAND COUNTY, TEXAS.



NOS0000000778418

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS       §  
  §  
COUNTY OF MIDLAND     §

By: <sup>Araceli Reyes</sup>  
Araceli Reyes

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on January 12, 2017, **Ardoin, Inc., a Texas corporation**, ("Grantor") executed and delivered a Deed of Trust, Security Agreement-Financing Statement (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 2017-5346, in the Official Public Records of Real Property of Midland County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Shelley Nail, Kristina McCrary, Cassie Martin and Donna Trout**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, April 2, 2019**. The earliest time at which the sale will occur shall be at **10:00 o'clock**

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A.M. and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Foyer and South entrance at the front of the Midland County Courthouse located at 200 West Wall Street, Midland, Midland County, Texas 79701, or as designated by the Midland County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

(a) A Fifteen (15) acre tract of land, more or less, out of the southwest quarter of Section 45, Block 37, T-I-S, T&P RR Co. Survey, Midland County, Texas, and being that tract of land conveyed by warranty deed with vendor's lien to Greg Burger and wife, Marsha Burger, as described in Volume 1159, Page 487, Deed Records, Midland County, Texas. (DRMCT) and being described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein as if repeated verbatim.

(b) together with all buildings and other improvements thereon, and all fixtures, materials, supplies, equipment, apparatus, and other items, installed or used on the above-described property or the improvements thereon.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

2A

**SUBSTITUTE TRUSTEES**

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED  
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR  
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

L. David Smith, Shelley Nail, Kristina McCrary, Cassie Martin and Donna Trout  
c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC  
Attention: **L. David Smith**  
4646 Wild Indigo, Suite 110  
Houston, Texas 77027  
LDS Telephone: (713) 800-8604  
Facsimile: (713) 800-8617  
LDS Email: smith@csrslaw.com

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED  
FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON  
ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER  
OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER  
STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES  
OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY  
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated this 6<sup>th</sup> day of March, 2019.

J. David Smith, Substitute Trustee

L. David Smith, Substitute Trustee  
Chernosky, Smith, Resslering & Smith, PLLC  
4646 Wild Indigo, Suite 110  
Houston, Texas 77027  
Telephone: (713) 800-8604  
Facsimile: (713) 800-8617  
Email: smith@csrslaw.com

Posted By  
Shelley Nail  
3-11-19

28

EXHIBIT "A"

A Fifteen (15) acre tract of land, more or less, out of the southwest quarter of Section 45, Block 37, T-1-S, T&P RR Co. Survey, Midland County, Texas, and being that tract of land conveyed by warranty deed with vendor's lien to Greg Burger and wife, Marsha Burger, as described in Volume 1159, Page 487, Deed Records, Midland County, Texas. (DRMCT) and being described by metes and bounds as follows:

BEGINNING at a PK. nail set in the West line of said Section 45 for the southwest corner of this tract, being located in the centerline of County Road 1090-S, being North  $15^{\circ}00'00''$  West, a distance of 1316.58 feet (called) from the southwest corner of said Section 45;

THENCE North  $15^{\circ}00'00''$  West, along said west line of Section 45 and said centerline of County Road 1090-S, a distance of 590.00 feet to a PK. nail set for the northwest corner of this tract;

THENCE North  $75^{\circ}17'00''$  East, at 40 feet pass a capped  $1/2''$  rebar found for reference 30 feet right of this line in the south line of a 30 foot road easement reserved for this tract in the above mentioned warranty deed and continuing for a total distance of 1107.46 feet to a  $5/8''$  rebar with cap stamped "FORESIGHT" set for the northeast corner of this tract;

THENCE South  $15^{\circ}00'$  East, at 30 feet pass a  $5/8''$  rebar with cap stamped "FORESIGHT" set in the south line of said 30' road easement, and continuing for a total distance of 590.00 feet to a  $5/8''$  rebar with cap stamped "FORESIGHT" set for the southeast corner of this tract, from which a capped  $1/2''$  capped iron rod found, bears South  $68^{\circ}43'$  West, 3.25 feet;

THENCE South  $75^{\circ}17'$  West, along the south line of this tract and at 1067.46 feet pass a pipe fence post found in the east right of way line of County Road 1090-S, and continuing for a total distance of 1107.46 feet to the POINT OF BEGINNING and containing 15.00 acres, more or less, or 653,400 square feet of land, more or less.

On: Mar 11, 2019 at 08:32A

By:  
Araceli Reyes

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on Exhibit A attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, April 2, 2019.**

Time: The sale shall begin no earlier than **10:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 p.m.**

Place: **The sale will take place at the Midland County Courthouse at the place designated by the Midland County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Notice of Foreclosure Sale - Page 1**

File No. 1909,340

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4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 2015-14462 in the Real Property Records of Midland County, Texas, and executed by Devon Matkovich and Jenny Lynn Matkovich (whether one or more, the "Grantor"), for the benefit of 21<sup>st</sup> Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about June 12, 2015, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

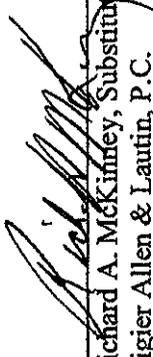
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation  
620 Market Street One Center Square  
Knoxville, TN 37902  
Phone: 800-955-0021  
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED: March 8, 2019.

  
Richard A. McKinney, Substitute Trustee  
Higier Allen & Lautin, P.C.  
The Tower at Cityplace  
2711 N. Haskell Ave., Suite 2400  
Dallas, Texas 75204  
Telephone: (972) 716-1888  
Fax: (972) 716-1899

*Filed By  
Judy Howard  
3-17-19*

Notice of Foreclosure Sale - Page 2  
File No. 1909.340

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\*\*\*PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE  
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE  
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE  
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME  
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM  
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR  
COOPERATION.\*\*\*

Notice of Foreclosure Sale - Page 3  
File No. 1909,340

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**EXHIBIT A**

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

**Notice of Foreclosure Sale - Page 4**

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Escrow File No.: 204686RER

**EXHIBIT "A"**

**Being TRACT FOUR HUNDRED THIRTY FIVE (435), SHENANDOAH BAR M RANCH  
60 EAST DEVELOPMENT, a subdivision of Midland County, Texas, according to the map  
or plat thereof, recorded in Cabinet I, Page 185, Plat Records, Midland County, Texas.**

ee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****MIDLAND County****Deed of Trust Dated:** May 29, 2009**Amount:** \$63,259.33**Grantor(s):** DANIEL ANTONIO IBARRA and VIRGINIA SALAS IBARRA**Original Mortgagee:** CITIFINANCIAL, INC.**Current Mortgagee:** Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A**Mortgagee Servicer and Address:** c/o CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2009-11856**Legal Description:** BEING ALL OF LOT TWELVE (12), BLOCK ONE HUNDRED THIRTEEN (113), WILSHIRE PARK, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN PLAT CABINET A/104, PLAT RECORDS, IN THE OFFICE OF THE COUNTY CLERK IN AND FOR MIDLAND COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 29, 2019 under Cause No. CV55054 in the 142nd Judicial District Court of MIDLAND County, Texas

**Date of Sale:** April 2, 2019 between the hours of 10:00 AM and 1:00 PM.**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MIDLAND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN SCHENDEL OR KRISTIE ALVAREZ, SHELLEY NAIL, DONNA TROUT, PATRICK ZWIERS, CHARLES GREEN, KRISTOPHER HOLUB, JOHNNIE EADS, CASSIE MARTIN, VANESSA MCHANEY, BOBBY FLETCHER, CLAY GOLDEN, LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, OR KRISTINA MCCRARY have been appointed as Substitute Trustee(s). (Substitute Trustee) each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

10

  
RACHEL U. DONNELLY, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2016-015984



JONATHAN SCHENDEL OR KRISTINE ALVAREZ, SHELLEY  
NAIL, DONNA TROUT, PATRICK ZWIERS, CHARLES GREEN,  
KRISTOPHER HOLUB, JOHNNIE EADS, CASSIE MARTIN,  
VANESSA MCHANAY, BOBBY FLETCHER, CLAY GOLDEN,  
LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, DANA  
KAMIN, GARRETT SANDERS, AARTI PATEL, OR KRISTINA  
MCCRARY

c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



On: Mar 07, 2019 at 09:55A

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

By:  
Annie Estep

**DATE OF SALE:** Tuesday, April 2, 2019.

**TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

**PLACE OF SALE:** At the West door of the Midland County Courthouse designated by the Commissioner's Court of Midland County, Texas, where foreclosure sales are to take place.

**INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:**

**NAME OF DOCUMENT:** Deed of Trust (the "Deed of Trust")

**DATE:** August 30, 2013

**GRANTOR:** Steven Randall Boyce and Jana R. Boyce, as husband and wife

**BENEFICIARY:** Security Bank

**TRUSTEE:** Jim E. Smitherman

**RECORDING INFORMATION:** Document Number 2013-21358, Official Public Records, Midland County, Texas

**PROPERTY DESCRIPTION:**  
a) Unit No. 1401, Building 14, and the space encompassed by the boundaries thereof;  
b) An undivided 0.485175% ownership interest in the general and limited common element of F C I Condominium; according to and as such apartment, and undivided percentage ownership interest in the general limited common elements are more particularly described in said declarations as hereinabove recited, now recorded in Volume 3, Page 255 of the Condominium Records of Midland County, Texas and the Survey Plats, Schedules and By-Laws attached as Exhibits to said Declaration.

The Real Property or its address is commonly known as 4700 Boulder Dr., Unit 1401, Midland, TX 79707.

**INDEBTEDNESS SECURED:**

**NAME OF DOCUMENT:** Promissory Note

**DATE:** August 30, 2013

**FACE AMOUNT:** \$41,650.00

**MAKER:** Steven Randall Boyce

**PAYEE:** Security Bank

SUBSTITUTION OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Substitute Trustee

NAME OF SUBSTITUTE TRUSTEE:  
Lori M. Ruiz and/or Bryan D. Mackay  
3800 East 42nd Street, Suite 500  
Odessa, Texas 79762

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the indebtedness secured by the Deed of Trust has been accelerated and such indebtedness is now wholly due and payable.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 7th day of March, 2019.

Lori M. Ruiz  
Lori M. Ruiz  
Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF ECTOR   §

This instrument was acknowledged before me on the 7th day of March, 2019, by Lori M. Ruiz, Substitute Trustee, who acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Leslie Espinosa  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF MIDLAND §

On: Mar 04, 2019 at 11:14A

By:  
Araceli Reyes

**NOTICE OF FORECLOSURE SALE**

Date: March 4, 2019

Deed of Trust

Dated: July 19, 2013  
Grantor: Richard R. Smith  
          Kelli D. Smith  
Trustee: John E. Grist  
Lender: Commercial State Bank

Recorded in: Vol. 1491, Page 459, In the Official Public Records of Midland  
County, Texas

Secures: Promissory Note (the "Note") dated July 19, 2013, in the  
original principal amount of \$244,750.00, and payable to the  
order of Lender.

Property: Field Notes description of the Survey of a 1.68-Acre Tract of  
Land out of the Southwest/4 of Section 14, known as the East  
Portion of Tract 17, Ridge Heights, an unrecorded subdivision  
out of Section 14, Block 39, T-2-S, T&P RR Co Survey,  
Midland County, Texas, said 1.68-Acre Tract described more  
fully by metes and bounds as follows:

Beginning at a ½" Reinf Bar set for the Northwest Corner of this  
Tract, from which the Northwest Corner of said Section 14 bears  
South 75°33'53" West 1154.55 feet and North 14°26'07" West  
3002.82 feet;

Thence North 75°33'53" East 405.96 feet to a ½" Reinf Bar  
found for the Northeast Corner of this Tract in the West  
right-of-way line of South County Road 1187;

Thence South 14°26'07" East 180.00 feet along the West  
right-of-way line of South County Road 1187 to a ½" Reinf Bar  
found for the Southeast Corner of this Tract;

Thence South 75°33'53" West 405.96 feet to an iron pipe found for the Southwest Corner of this Tract;

Thence North 14°26'07" West 180.00 feet to the place of beginning.

Substitute  
Trustee:

Randall L. Rouse  
C/O Lynch, Chappell & Alsup, P.C.  
The Summit, Suite 700  
300 N. Marienfeld  
Midland, Midland County, Texas 79701  
Telephone: 432/683-3351  
Facsimile: 432/683-8346

Foreclosure Sale:

Date: Tuesday, April 2, 2019

Time:

The sale of the Property ("Foreclosure Sale") shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Midland County Courthouse in Midland, Texas, at the area designated by the Midland County Commissioners Court.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of Lender's election to proceed against and sell both the real property and any and all personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the deed of trust need not appear at the Date, Time, and Place of Sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust. Such reposting or refiling may be after the date originally scheduled for this sale.

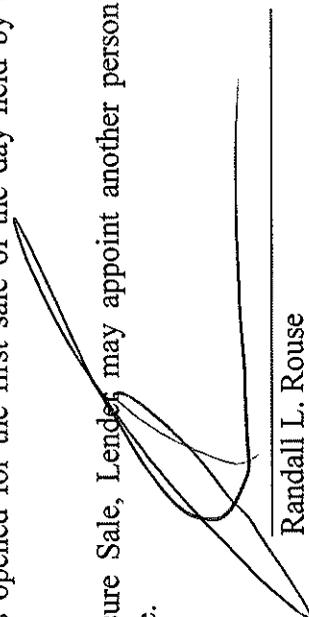
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties or covenants, except as to the warranties of title provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.



\_\_\_\_\_  
Randall L. Rouse  
Lynch, Chappell & Alsup, P. C.  
300 North Marienfeld, Suite 700  
Midland, TX 79701  
Telephone: (432) 683-3351  
FAX: (432) 683-8346

STATE OF TEXAS

§

COUNTY OF MIDLAND

§

§

This instrument was acknowledged before me on the 4<sup>th</sup> day of March 2019 by  
Randall L. Rouse.



*Debbie J. Staggs*  
Notary Public, State of Texas

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on the 19<sup>th</sup> day of June 2014, Manicela Ulate ("Grantor(s)"), executed a Deed of Trust to Analee Ortiz, Trustee for the benefit of Davie Matthew Jones ("Beneficiary"), and filed of record Document No. 2014-29911 of the Official Public Records of Midland County, Texas, conveying the real estate described herein, to secure Borrower's promise to pay according to its face and tenor that certain promissory note of even date therewith in the original principal sum of \$89,900.00 ("the Obligations"); and

WHEREAS, default occurred under said Deed of Trust due to the failure of Grantor to pay principal and interest installments on the Obligation when due. In accordance therefore, with the terms of said Deed of Trust, Beneficiary has declared indebtedness immediately due and hereby posts the property for foreclosure.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2<sup>nd</sup> day of April, 2019, between 10:00 a.m. and 3:00 p.m., I will sell said real estate on the steps of the entrance and foyer to the County Courthouse in Midland, Midland County, Texas, at the place designated by the commissioners of said county for conducting foreclosures, to the highest bidder for cash.

Said real estate is described as:

LOT THREE (3), BLOCK THIRTEEN (13), DAVIS HEIGHTS SECOND ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET A, PAGE 16A, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

SAVE AND EXCEPT, ALL OIL, GAS AND OTHER MINERALS IN, ON AND UNDER SAID LAND AS RESERVED BY PRIOR GRANTORS; AND SUBJECT TO ALL OIL AND GAS LEASES, EASEMENTS, RIGHT-OF-WAY, AND COVENANTS AND RESTRICTIONS OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF MIDLAND COUNTY, TEXAS.

Known as 1307 E. Maple, Midland, Texas 79705.

WITNESS MY HAND this 1<sup>st</sup> day of MARCH, 2019.

  
\_\_\_\_\_  
Analee Ortiz, Trustee

Accepted for Filings in:  
Midland County

On: Mar 01, 2019 at 01:51P

Address:

1401 Holloway Ave.  
Midland, Texas 79701  
Phone: (432)687-4098

By:  
Tia Heady

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: April 02, 2019

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place SOUTH ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 12, 2018 and recorded in Document CLERK'S FILE NO. 2018-1408 real property records of MIDLAND County, Texas, with MARC SLATTERY AND MARSHA THOMAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARC SLATTERY AND MARSHA THOMAS, securing the payment of the indebtedness in the original principal amount of \$157,140.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



BOBBY FLETCHER, JONATHAN SCHENDEL, KRISTIE ALVAREZ, CHARLES GREEN, CLAY GOLDEN, LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, SHELLEY NAIL, KRISTINA MCCRARY, JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Dawn E. Miller, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2-28-19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarant's Name: Dawn E. Miller

Date: 2-28-19

Accepted for Filing in:  
Midland County

On: Feb 28, 2019 at 08:49A

By:  
Chonna Gomez



NOS0000007859978

00000007859978

MIDLAND

**EXHIBIT "A"**

LOT FOUR A (4A), BLOCK EIGHT (8), PUEBLO DEL ARROYO, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET I, PAGE 179, PLAT RECORDS MIDLAND COUNTY, TEXAS



NOS00000007859978

FEB 14 2019

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 078208-TX

Date: February 11, 2019

County where Real Property is Located: Midland

ORIGINAL MORTGAGOR: MICHAEL EDWARDS AND JENNIFER EDWARDS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUICKEN LOANS, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: QUICKEN LOANS INC.

MORTGAGE SERVICER: QUICKEN LOANS INC.

DEED OF TRUST DATED 4/3/2015, RECORDING INFORMATION: Recorded on 4/6/2015, as Instrument No. 2015-7882

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 3A, BLOCK 6, OF ADOBE MEADOWS ADDITION, SECTION 6, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGES 169-170, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/2/2019**, the foreclosure sale will be conducted in **Midland** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

**QUICKEN LOANS INC.** is acting as the Mortgage Servicer for **QUICKEN LOANS INC.** who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. **QUICKEN LOANS INC.**, as Mortgage Servicer, is representing the Mortgagee, whose address is:

**QUICKEN LOANS INC.**  
1050 Woodard Ave  
Detroit, MI 48226-1906

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Page 1 of 2



4685071

AP NOS 12072016

10 5

ALISON HALEY  
COUNTY CLERK, MIDLAND COUNTY, TEXAS  
By Alison Haley Deputy

Matter No.: 078208-TX

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



By:  Substitute Trustee  
JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK  
BRITTON, KRISTIE ALVAREZ, LANELLE LYNCH,  
SHELLEY NAIL, DONNA TROUT, MARCUS ETHERIDGE,  
ERIN VAN EVERA-WELCH, TIM WATKINS, PATRICK  
ZWIERS, JACK BURNS II, CHARLES GREEN,  
KRISTOPHER HOLUB, VANESSA MCHANAY, SHELLEY  
NAIL, DONNA TROUT, JOHNNIE EADS, PAUL A. HOEFKER,  
ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

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FEB 12 2019

19-00166  
4616 VERSAILLES DR., MIDLAND, TX 79703

By ALISON HALEY Deputy  
COUNTY CLERK, MIDLAND COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

Property:

The Property to be sold is described as follows:

LOT EIGHT (8), BLOCK SIX (6), (REPLAT OF) WILSHIRE HEIGHTS, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, PAGE 103, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 23, 2016 and recorded on March 28, 2016 at Instrument Number 2016-8195 in the real property records of Midland County, Texas, which contains a power of sale.

Sale Information:

April 2, 2019, at 10:00 AM, or not later than three hours thereafter, at the steps on the south side of the Midland County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by RAYFORD GRAVES AND LUCY LERMA secures the repayment of a Note dated March 23, 2016 in the amount of \$123,797.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 5016 Parkway Plaza Blvd., Buildings 6 & 8, Charlotte, NC 28217, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

TS Miller

Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Shelley Nail

Substitute Trustee(s): Bobby Fletcher, Jonathan Schendel, Kristie Alvarez, Charles Green, Clay Golden, Logan Thomas, Lisa Bruno, Shawn Schuller, Patrick Zwiers, Kristopher Holub, Dana Karmin, Garrett Sanders, Aarti Patel, Shelley Nail, Kristina McCrary, Donna Trout, Johnie Eads, Cassie Martin  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, Shelley Nail, as Substitute Trustee appointed by this instrument, declare under penalty of perjury that on the 11 day of May, 2011 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Midland County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

1411 S TERRELL  
MIDLAND, TX 79701-7471

Accepted for Filing in:  
Midland County 000000008135741

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is on Feb 11, 2019 at 02:30P serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: SOUTH ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 05, 2001 and recorded in Document VOLUME 1856, PAGE 178 real property records of MIDLAND County, Texas, with DANIEL RAMOS AND AZUZENA RAMOS, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL RAMOS AND AZUZENA RAMOS, securing the payment of the indebtednesses in the original principal amount of \$28,890.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR GSMP5 MORTGAGE LOAN TRUST 2005-RP2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



BOBBY FLETCHER, JONATHAN SCHENDEL, KRISTIE ALVAREZ, CHARLES GREEN, CLAY GOLDEN, LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, SHELLEY NAIL, KRISTINA MCCRARY, JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is DAVID CARRILLO, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/11/19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_

Date: 2/11/19



NOS00000008135741

00000008135741

MIDLAND

**EXHIBIT "A"**

LOT THIRTEEN (13), BLOCK FIFTEEN (15), SOUTH PARK ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET C, PAGE 121, PLAT RECORDS, MIDLAND COUNTY, TEXAS.



NOS00000008135741

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On: Jan 24, 2019 at 12:44P

By:  
Cristallia Gonzalez

### NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. *Property to Be Sold.*** The property to be sold is described as follows: BEING THE EAST 10 FEET OF LOT NINETEEN (19) AND ALL OF LOT TWENTY (20), BLOCK TWELVE (12), WEDGEWOOD PARK SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, PAGE 91, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 05/13/2005 and recorded in Document 9940 real property records of Midland County, Texas.

**3. *Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date: 04/02/2019

Time: 10:00 AM

Place: Midland County Courthouse, Texas at the following location: THE FOYER AND SOUTH ENTRANCE AT THE FRONT OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. *Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. *Obligations Secured.*** The Deed of Trust executed by CARLOS ZACHERY AND JOSEPHINE ZACHERY, provides that it secures the payment of the indebtedness in the original principal amount of \$107,460.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. *Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SHELLEY NAIL, DONNA TROUT, JOHNNIE EADS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Macké Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

14160 North Dallas Parkway  
Dallas, TX 75254



SHELLEY NAIL, DONNA TROUT, JOHNNIE EADS OR  
MICHAEL W. ZIENTZ

c/o AVT Title Services, LLC

1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Shelley Nail

Certificate of Posting

whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 1-24-19 filed this Notice of Foreclosure Sale at the office of the Midland County Clerk and caused it to be posted at the location directed by the Midland County Commissioners Court.



On: Jan 24, 2019 at 12:46P

By:  
Cristalia Gonzalez

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MIDLAND County**

**Deed of Trust Dated:** November 9, 2005

**Amount:** \$50,000.00

**Grantor(s):** KIMBERLY REYNOLDS and SHAWN REYNOLDS

**Original Mortgage:** LONG BEACH MORTGAGE COMPANY

**Current Mortgage:** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2

**Mortgage Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 23773

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

**Date of Sale:** April 2, 2019 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MIDLAND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN SCHENDEL OR RAMIRO CUEVAS, FREDERICK BRITTON, KRISTIE ALVAREZ, LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, MARCUS ETHERIDGE, ERIN VAN EVERA-WELCH, TIM WATKINS, PATRICK ZWIERS, JACK BURNS II, CHARLES GREEN, KRISTOPHER HOLUB, JOHNNIE EADS, CASSIE MARTIN OR KRISTINA MCCRARY have been appointed as Substitute Trustee(s). (Substitute Trustee) each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgageors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Aaron Espinoza, Attorney at Law

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-006454



JONATHAN SCHENDEL OR RAMIRO CUEVAS, FREDERICK  
BRITTON, KRISTIE ALVAREZ, LANELLE LYNCH, SHELLEY  
NALL, DONNA TROUT, MARCUS ETHERIDGE, ERIN VAN  
EVERA-WELCH, TIM WATKINS, PATRICK ZWIERS, JACK  
BURNS II, CHARLES GREEN, KRISTOPHER HOLUB, JOHNNIE  
EADS, CASSIE MARTIN OR KRISTINA MCCRARY  
c/o Tcjias Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Legal description of a 3.026 acre tract of land, being a portion of a called 10.00 acre tract and all of a 1.25 acre tract situated in Section 24, Block 38, T-2-S, T.&P. R.R. Co. Survey, Midland County, Texas and being more particularly described by metes and bounds as follows:  
BEGINNING at the Northeast corner of the herein described tract a 1/2 inch iron rod found at the Northeast corner of said 10.0 acre tract in the West right-of-way line of County Road 1160-S; from which the Northeast corner of said Section 24, bears N15°34'00"W a distance of 2180.49 feet and N74°26'00"E a distance of 30.0 feet;  
THENCE S74°41'35"W with the North line of said 10.0 acre tract a distance of 509.76 feet to a 1/2 inch iron rod found at the Northwest corner of this tract;  
THENCE S15°30'45"E with the West line of said 10.0 acre tract a distance of 259.56 feet to a 1/2 inch iron rod found at the Southwest corner of this tract;  
THENCE N74°27'16"E at a distance of 163.1 feet pass a point for the Southwest corner of said 1.25 acre tract in all a distance of 510.00 feet to a 1/2 inch iron rod found for the Southeast corner of this tract at the Southeast corner of said 1.25 acre tract in the West right-of-way line of County Road 1160-S;  
THENCE N15°34'00"W with the West right-of-way line of County Road 1160-S a distance of 257.44 feet to the PLACE OF BEGINNING.